

SPECIAL TRUSTEE'S DEED

THIS INSTRUMENT WAS PREPARED BY:

Ballin, Ballin & Fishman, P.C.
 Randall J. Fishman, Attorney at Law
 200 Jefferson Avenue, Suite 1250
 Memphis, Tennessee 38103

THIS INDENTURE, made and entered into this 30th day of March, 2000, by and between George W. Emerson, Jr. Chapter 7 Trustee of the Bankruptcy Estate of KENNEDY McKINNEY, Case No. 99-32749-L, party of the first part, and JOEL BOWEN and wife, CATHLEEN BOWEN, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the party of the second part the following described real estate, situated and being in Section Thirty-two, Township 2, Range 6, West, DeSoto County, State of Mississippi, to wit:

5.18 acres, being that portion of the property designated as Tract No. 2 on that certain Engineer's Plat dated July 13, 1982, prepared by Rutherford and Associates, licensed Mississippi surveyors, and filed under Cause Number 93-2-186 of the DeSoto County, Mississippi Chancery Court. Part of the Southwest Quarter of the Southwest Quarter.

This being the same property as conveyed to Kennedy McKinney by Special Commissioner's Deed of record in Book 293, Page 158, in the Chancery Court Clerk's Office, DeSoto County, Mississippi, and whereas Kennedy McKinney filed a Chapter 7 Bankruptcy in the United States Bankruptcy Court for the Western District of Tennessee on the 15th day of October, 1999, under Bankruptcy Case No. 99-32749-L; whereas George W. Emerson, Jr. is the duly appointed Chapter 7 Trustee in said case; and whereas the Court has entered an Order Authorizing Trustee to Sell Real Property, which Order is dated the 20th day March, 2000, a copy of which is attached hereto and labeled as Exhibit "A".

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforesaid real estate; that he has a good right to sell and convey the same; that the same is unencumbered, except 2000 DeSoto County Taxes which are not yet due and payable, which the party of the second part assumes and agrees to pay; and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons by through or under him but not further or otherwise.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

STATE MS. - DESOTO CO.
 FILED

APR 3 8 44 AM '00

George W. Emerson, Jr.
 George W. Emerson, Jr., Chapter 7 Trustee of
 the Bankruptcy Estate of Kennedy McKinney,
 Case No. 99-32749-L

STATE OF TENNESSEE)
 COUNTY OF SHELBY)

BK 370 PG 201
 W.F. BOWEN, CLK.

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared George W. Emerson, Jr., Trustee, known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal, at office this 30th day of March, 2000.

Andrea Petrowski
Notary Public

My Commission Expires _____



STATE OF TENNESSEE)
COUNTY OF SHELBY)

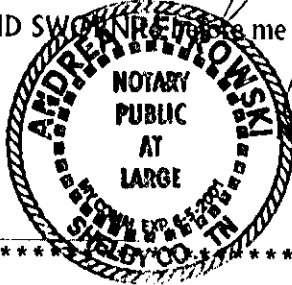
I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$18,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Joel Bowen
Affiant

SUBSCRIBED AND SWORN before me this 30th day of March, 2000.

Andrea Petrowski
Notary Public

My Commission Expires: _____



Property Address:

vacant land located at Craft Road & Byhalia Road
Olive Branch, Mississippi 38654

Map Parcel Number:

2069-3200.0-00014.02
Sec. 32, Twp. 02, Rge. 06

Name and Address of Property Owner
and Mail Tax Notices To:

Joel Bowen and Cathleen Bowen
161 Craft
Olive Branch, Mississippi 38654
Home: 662-895-5580
Work: 901-268-3086

Name and Address of Grantor:

George W. Emerson, Trustee
200 Jefferson Avenue, 11th Floor
Memphis, Tennessee 38103
Home & Work: 901-576-1311

Return to:

Ballin, Ballin & Fishman, P.C.
200 Jefferson Avenue, Suite 1250
Memphis, Tennessee 38103
901-525-6278

MAR 20 2000

UNITED STATES BANKRUPTCY COURT
WESTERN DISTRICT OF TENNESSEE
WESTERN DIVISION

JED G. WEINTRAUB
CLERK OF COURT

In Re:
KENNEDY MCKINNEY,
Debtor(s)

Chapter 7

Case No. 99-32749-L

ORDER APPROVING PRIVATE SALE
OF REAL PROPERTY FREE AND CLEAR OF LIENS

It appearing to the Court that the Chapter 7 Trustee, George W. Emerson, Jr., filed a notice of proposed private sale of 5.1 acres of unimproved real property located in DeSoto County Mississippi, to Joel Bowen for the amount of \$18,000.00 with payment of usual and reasonable closing costs and outstanding property taxes pursuant to Fed. R. Bankr. P. 2002 and Fed. R. Bankr. P. 6004 and in accordance with 11 U.S.C. § 363 and the balance of the proceeds shall be paid to the Chapter 7 trustee at closing.


It further appearing to the Court that notice of said sale was timely given to all creditors and parties in interest and there were no objections to said sale.

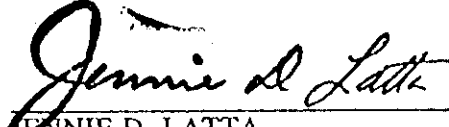
IT IS, THEREFORE, ORDERED that:

1. The Trustee is hereby authorized to sell the 5.1 acres of unimproved real property located in DeSoto County, Mississippi, to Joel Bowen for \$18,000.00 and subject to the above recited conditions.

2. That the above-referenced sale is free and clear of liens, and any liens to the extent of their validity shall attach to the proceeds of said sale.

Approved for Entry:


George W. Emerson, Jr.
Attorney for Trustee
200 Jefferson Avenue, Suite 1107
Memphis, Tennessee 38103
(901) 576-1311

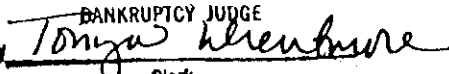

JENNIE D. LATTA

United States Bankruptcy Judge

Date: **MARCH 20 2000**

UNITED STATES BANKRUPTCY COURT
WESTERN DISTRICT OF TENNESSEE
A TRUE COPY ATTEST

MAR 20 2000

BANKRUPTCY JUDGE

Clark